

**City of Aurora**  
**PLANNING COMMISSION**  
**MEETING MINUTES**  
**August 3, 2016**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, August 3, 2016, in Council Chambers of Aurora City Hall. The meeting was called to order at 6:30 p.m. by Planning Commission Chairman Kathi Grandillo.

**ROLL CALL:**

Present: Peter French  
Sarah Gilmore  
Kathi Grandillo  
Dennis Kennedy  
Absent: Laura Duguay

Also Present: Denise Januska, Director,  
Planning, Zoning & Bldg. Division  
Dean DePiero, Law Director  
Jack Burge, Director, Economic Development  
Corinne Craine, Commission Clerk

Mr. DePiero swore in those in attendance who wished to speak this evening.

**AMENDMENTS TO AGENDA & SUBMISSION OF SUPPLEMENTAL INFORMATION**

There were none.

**APPROVAL OF MINUTES:**

**MOTION: To approve the meeting minutes of July 20, 2016, as submitted**

Mr. Kennedy moved; Mrs. Gilmore seconded, and the motion carried, 3-0-1, on a roll call vote.

Yeas: Mr. Kennedy, Mrs. Gilmore, Mrs. Grandillo

Nays: None

Abstentions: Mr. French

**AGENDA ITEMS:**

City of Aurora (Parks & Rec), 325 Townline Road – Preliminary & Final Site Plan (athletic fields) (1607017)

The Director of Parks and Recreation, Jim Kraus, was present to discuss the application. The property, known as Hartman Park, consists of 127 acres located at 325 Townline Road in an R-1 residential zoning district. The city is seeking approval of a site plan for athletic fields and

parking lots.

Mr. Kraus provided an overview. This proposed project is the first segment of the new athletic complex to be located at Hartman Park. It will include five soccer/multi-use fields, four baseball fields, parking for 290 vehicles, and retention basins for storm water management. Because the construction of these fields requires significant funds, the city plans to complete this project in phases. Mr. Kraus anticipated that construction would begin this fall.

Mrs. Grandillo wanted to know the location of the project. Mr. Kraus said that the athletic fields would be located at the southeast corner of the Hartman property.

Mr. Kennedy asked about the size of the ball fields. Mr. Kraus stated that three ball fields would be constructed with 200-foot outfields and could be used for softball and baseball. The fourth field has been designed as a varsity baseball field with a 340-foot outfield.

Mr. French wanted to know whether this plan could be approved this evening. Mrs. Januska recommended that the plan be accepted for study because the City Engineer needed more time in order to complete his review of the improvement plans.

Mrs. Grandillo asked for further questions and there were none.

**MOTION: To accept the preliminary and final site plan for study**

Mrs. Gilmore moved; Mr. French seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mrs. Gilmore, Mr. French, Mr. Kennedy, Mrs. Grandillo

Nays: None

Tire Max, 230 Maple Lane – Final Site Plan (retail automotive service center) (1607015)

The applicant's representative, Don Lydon, 22730 Fairview Center Drive, Fairview Park, Ohio, was present to answer questions. The applicant is seeking approval of a final site plan for a retail tire and automotive service center on property located north of the Brown Keidel Service Center in a C-3 planned community shopping center district.

Mr. Lydon stated that Tire Max is a newly formed tire company and this will be their first store. The project consists of a 7,000 square foot facility with eight service bays for tire installation and light-duty auto repair and parking for 33 vehicles. The 1.28-acre site will be located on an extension of West Maple Lane which will connect to Aurora Commons Circle just south of the PNC office building.

Mr. Kennedy referred to the staff report and asked about the items that still needed to be submitted for approval. Mr. Lydon said that all the engineering plans have been submitted and the lighting plan had already been submitted with the building plans.

Mrs. Grandillo asked the members for further comments and there were none.

**MOTION: To accept the final site plan for study**

Mr. French moved; Mr. Kennedy seconded, and the motion carried, 4-0, on a roll call vote.  
Yeas: Mr. French, Mr. Kennedy, Mrs. Gilmore, Mrs. Grandillo  
Nays: None

Hawthorn of Aurora, Nancy Drive & Morgan Trail – Final Plat of Phase 5 (sublots 247-272) (1607016)

The project engineer, Ken Hejduk of Hejduk-Cox and Associates, Solon, Ohio, was present for the discussion. The applicant is seeking approval of the final plat for Phase 5 of the Hawthorn subdivision. The subdivision is located in a PD (planned development) zoning district.

Mr. Hejduk stated that this Phase 5 will consist of 26 single-family lots and 24.5 acres of open green space. There will be nine lots on the Morgan Trail extension, seven lots on the Nancy Drive extension and ten lots on a new cul-de-sac off of Nancy Drive. He said that the preliminary plat was approved in January of this year and now they are seeking an approval of the final plat.

Mrs. Grandillo asked for comments or questions and there were none.

**MOTION: To accept the final plat of Phase 5 for study**

Mr. Kennedy moved; Mrs. Gilmore seconded, and the motion carried, 4-0, on a roll call vote.  
Yeas: Mr. Kennedy, Mrs. Gilmore, Mr. French, Mrs. Grandillo  
Nays: None

ELM Investment Trust Ltd., North Chillicothe Road – 50' Wetland Setback Variances (1606011 - 1606012)

ELM Investment Trust Ltd., North Chillicothe Road – Revised Preliminary Site Plan (commercial center) (1605009)

Mrs. Januska explained that initial comments from the Chagrin River Watershed Partners were just received this afternoon. Since the developer, ELM Investment Trust, needed more time to consider the information, she requested that the Commissioners table agenda items 7d and 7e until the next meeting.

**MOTION: To table agenda item 7d – 50' Wetland Setback Variances A & B**

Mr. French moved; Mr. Kennedy seconded, and the motion carried, 4-0, on a roll call vote.  
Yeas: Mr. French, Mr. Kennedy, Mrs. Gilmore, Mrs. Grandillo  
Nays: None

**MOTION: To table agenda item 7e -- Preliminary Site Plan**

Mrs. Gilmore moved; Mr. French seconded, and the motion carried, 4-0, on a roll call vote.  
Yeas: Mrs. Gilmore, Mr. French, Mr. Kennedy, Mrs. Grandillo  
Nays: None

**MISCELLANEOUS:**

There were none.

**ADJOURNMENT:**

Mr. Kennedy moved to adjourn at 6:46 p.m.; Mrs. Gilmore seconded, and the motion carried, 4-0, on a roll call vote.

Yeas: Mr. Kennedy, Mrs. Gilmore, Mr. French, Mrs. Grandillo

Nays: None

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Kathi Grandillo, Chairman

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Corinne Craine, Clerk